



**STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097**

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF MASTER LEASE  
FAA AGREEMENT NO. DTFAWP-07-L-00046  
UNITED STATES OF AMERICA (USA)  
FEDERAL AVIATION ADMINISTRATION (FAA)  
KAHULUI AIRPORT

MAUI

PURPOSE:

To issue a long-term Master Lease for various FAA facilities at Kahului Airport. This will replace the current individual leases for each existing facility and include future FAA facilities at Kahului Airport.

APPLICANT:

United States of America (USA) by its Federal Aviation Administration (FAA)

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes

LOCATION AND AREA:

Premises as shown on the attached List of Facilities.

All situated at Kahului Airport, Island of Maui, identified by  
Tax Map Key: 2<sup>rd</sup> Division-3-8-1: Portion of 19

ZONING:

State Land Use: Industrial  
County of Maui: Airport

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act – Non-Ceded  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes \_\_\_ No X

CURRENT USE STATUS:

Airport and aeronautical uses

CHARACTER OF USE:

Navigational facilities

TERM OF LEASE:

Commencing October 1, 2005 and terminating on September 30, 2025

ANNUAL LEASE RENT:

Gratis for the lease in accordance with the terms of the Grant Assurances from the FAA

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

This will have no significant or minimum effect on the environment and is therefore exempt from the preparation of an environmental assessment under the authority of Chapter 343, HRS, and Section 11-200 HAR. The declaration of exemption is based on exemption Class #1 on the exemption list for Department of Transportation dated May 22, 2001, which states:

“Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

REMARKS:

The FAA is requesting the issuance of a Master Lease, FAA Agreement No. DTFAWP-07-L-00046 providing for the construction, operation, and maintenance of FAA navigation, communication and weather aid systems to support air traffic operations at Kahului Airport. The FAA can terminate the Agreement in whole or part at anytime by giving at least sixty (60) days notice in writing via certified or registered mail.

The State of Hawaii, Department of Transportation (HDOT) is obligated under the Grant Assurances to furnish, without cost to the FAA, sites for use in connection with air traffic control or air navigational activities, or weather-reporting and communication activities related to air traffic control. HDOT, in the public interest, has no objections in giving the FAA this lease.

RECOMMENDATION:

That the Board approves the lease as hereinabove outlined and subject to the following:

1. Review and approval by the Department of the Attorney General.
2. Such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Respectfully submitted,



RODNEY K. HARAGA  
Director of Transportation

APPROVED FOR SUBMITTAL:



PETER T. YOUNG  
Chairperson and Member

**As of: October 1, 2006**

**List of Facilities**

**MASTER LEASE**  
**FAA No. DTFAWP-07-L-00046**  
**State of Hawaii No. \_\_\_\_\_**

**KAHULUI AIRPORT**

<b><u>Number</u></b>	<b><u>Facility</u></b>	<b><u>R/W Number</u></b>	<b><u>GSA Control Number</u></b>	<b><u>Comments</u></b>
<b>1</b>	Airport Surveillance Radar – 7 (ASR-7) Moving Target Indicator (MTI) Site Nos. 1, 2, 3, and 4; Underground Telephone and Control Cable Easement; Road Easement; Air Rights – 1,500-foot Radial Clear Zone Easement	N/A	15560	Supersedes Lease: State Lease No. DOT-A-04-0001 or FAA No. DTFA08-04-L-22600 Exhibits: A - Property Description for ASR-7, MTI Site Nos. 1, 2, 3, and 4; Easement 1 for Underground Telephone and Control Cables with Underground Ducts; Easement 2 for Road; Air Rights – 1,500-foot Radial Clear Zone (undated). B – FAA Dwg. PC-B-2262-1 "Land Requirement ASR-7 – 1,500-foot Clear Zone" of 5/30/78. C - State Dwg. of 6/83. D – State Dwg. of 6/83.
<b>2</b>	Proposed ASR-11 Site; Restricted Area (Airspace Easement) 1,500-foot Radial Clear Zone; MTI Site Nos. 2 and 3; Height Restriction Easement Between ASR-11 Antenna and MTI Reflector Site Nos. 2 and 3; Utility Easement "R-1"; Communication Easement "R-2"; Access and Communications Easement "R-3"	N/A	15560	Supersedes Lease: State Lease No. DOT-A-04-0011 or FAA No. DTFA08-98-L-18525. Exhibits: A – Property Description for ASR-11 Site; Restricted Area (Airspace Easement) 1,500-foot Radial Clear Zone; MTI Site Nos. 2 and 3; Height Restriction Easements between ASR-11 Antenna and MTI Site Nos. 2 and 3; Easement "R-1" for Utility Purposes; Easement "R-2" for Communication Purposes; Easement "R-3" for Access and Communications Purposes (undated). B – Excerpts of A & B Properties, Inc. Dwg. of 2/10/00. C1 - State Dwg. of Space No. 005-130 of 7/04. C2 - State Dwg. of Space No. 005-131 of 7/04. C3 - State Dwg. of Space No. 005-132 of 7/04
<b>3</b>	Center Field Wind Instruments (CFW) and Stand Alone Weather System (SAWS) Site and Utility Easement	N/A	15510	Supersedes Lease: State No. DOT-A-97-9 or FAA No. DTFA08-97-L-17310. Exhibits: A - Property Description for CFW and SAWS Site of 12/30/96. B - Richard H. Cassera LPLS DWG. of 12/30/96.

4	F-420 Site	N/A	15112	<p>Supersedes Lease: State No. DOT-A-05-0025 or FAA No. DTFAWP-06-L-00034</p> <p>Exhibits: A- State Dwg. for Space No. 005-129 of 6/04.</p> <p>B - FAA Dwg. "Runway 20/02 F-420 Centerfield Wind Tower Plot Plan" of 10/16/03.</p>
5	Instrument Landing System (ILS - Glide Slope (GS) and Localizer (LOC)), Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR), and Middle Marker (MM)	02	15507	<p>Supersedes Lease: State No. DOT-A-05-0015 or FAA No. DTFAWP-05-L-00006.</p> <p>Exhibits: A – Land Lease Requirement for LOC, Easement #1 for Underground Electrical and Control Cables, Easement #2 for Underground Electrical Cables (undated).</p> <p>B-1 – Excerpt of FAA Dwg. HO-B-1536-1, "Localizer Plot", revised 1984.</p> <p>B-2 – FAA Dwg. (No number) "Localizer Plot – Additional Plot" of 6/25/93.</p> <p>B-3 and B-4 – Austin, Tsutsumi and Asso., Inc. Dwg. "Plan Showing Localizer Power Line Easement" of 5/30/86.</p> <p>C – Land Lease Requirement for GS, Easement #1 for Underground Electrical and Control Cables, Easement #2 for Underground Electrical Cables (undated).</p> <p>D-1 – FAA Dwg. PC-B-2402 "Land Requirement Glide Slope Plot – Runway 02" (undated).</p> <p>D-2 – Austin, Tsutsumi and Asso., Inc. Dwg. "Plan Showing Glide Slope Power Line Easement" of 5/30/82.</p> <p>E – Land Lease Requirement for MALSR and MM Site, Threshold Lights Site, Easement #1 for Electrical Cables, Easement #2 for Electrical Cables, Easement #3 for Electrical Cables (undated).</p> <p>F-1 – FAA Dwg. PC-B-2321 "Land Requirements Medium Intensity Approach Lighting System w/RAIL &amp; Middle Marker RW 2" of 9/9/80.</p> <p>F-2 - Excerpt of FAA Dwg. WP-D-302-41014-SK1 "Land Requirements Medium Intensity Approach Light System Retrofit with Threshold Lights" of 10/20/83.</p> <p>F-3 – State Dwg. of Space Nos. 005-101 and 005-103 of 10/04.</p>
6	Non-Directional Beacon (NDB)	N/A	15505	<p>Supersedes Lease: State No. DOT-A- 92-15 or FAA No. DTFA08-92-L-14052.</p> <p>Exhibit: A – Albert S. Saiki Dwg. "Valley Isle Non-Directional Beacon" of 3/14/91.</p>

7	Precision Approach Path Indicator (PAPI)	20	15521	Supersedes Lease: State No. DOT-A-99-0003 or FAA No. DTFA08-99-L-19105. Exhibits: A - Property Lease Description for PAPI, Runway 20 (undated). B - FAA Dwg. WP-D-306-41014-20-1X "PAPI-Runway 20 General Layout Plan" of 7/27/98.
8	Remote Transmitter and Receiver (RTR)	N/A	15504	Supersedes Lease: State No. DOT-A-06-0006 or FAA No. DTFAWP-06-00087. Exhibit: A - Legal Description for New FAA Remote Transmitter/Receiver Site of 1/22/86 and Austin, Tsutsumi and Asso., Inc. Dwg. "Plan Showing New Remote Transmitter/Receiver Site" of 1/24/86.
9	Visual Approach Slope Indicator (VASI) and Electrical Easements #1 and #2	02	15517	Supersedes Lease: State Lease No. DOT-A-85-10 or FAA No. DTFA08-85-L-11127. Exhibits: A - Land Lease Requirement VASI, Runway 02, revised 6/20/85 and Excerpt of FAA Dwg. WP-D-306-41014-02-1L of 6/20/85.
10	Visual Approach Slope Indicator (VASI) and Electrical Easements #1 and #2	5	15519	Supersedes Lease: State No. DOT-A-77-31 or FAA No. DOT-FA77PC-2846. Exhibits: A - Property Description for VASI System Runway 05, Electrical Easement #1 and #2 (undated). B - FAA Dwg. PC-B-2374 "Land Requirement VASI Runway 5" of 7/25/77. C - Leo A. Daly Dwg. (undated). D - Maui Electric Company, Ltd. Dwg. 2-1-844 "10 Polemount Transformer for FAA-Visual Navigation Aid" of 7/26/05.
11	Very High Frequency Omnidirectional Range Tactical Air Navigation System (VORTAC)	N/A	15501	Supersedes Lease: State No. DOT-A-93-14 or FAA No. DTFA08-93-L-14124. Exhibits: A - Lease Description of Site (undated). B - Air Space Easement "A" and Restrictions (undated). C - Utility Easements "A" and "B" (undated). D - Albert S. Saiki Dwg. "Map of VORTAC Building Site and Electrical and Telephone Easement and Air Space Easement Affecting Kahului Airport and Lot 5, Ulmer Subdivision" of 8/24/92.

Facilities at this airport with separate Leases:

Kahului Airport Traffic Control Tower (OGG ATCT), State Lease No. DOT-A-06-0005 or FAA No. DTFAWP-06-L-00088.